



Invitation to Bid HNS 22-39

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2701 Beech Nut Rd		TLC by CLT Revolution Park Neighborhood
Bid Walk: 3/10/2022 at 10:00 am (THURSDAY)		
Bid Opening: 3/18/2022 at 5:00 pm (FRIDAY)		
Client Name: Sharon Howard		Rehab and Lead
Project Manager: Elizabeth Lamy		Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 704-620-9090.

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2701 Beech Nut Rd** to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 3/3/2022

Number of Pages: 15

Addenda # 1 Dated

Number of Pages:

Addenda # 2 Dated:

Number of Pages:

Project Schedule: (A DATE must be included here or the bid will be nonresponsive)

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:

Bid Validation

- All approved bids will be valid for 60 days after the bid opening date



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has a Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amount of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 336-3333 desk
(704) 620-9090 cell
elizabeth.lamy@charlottenc.gov

HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

<G:\SELECTIVE REHAB TEAM\forms\bid forms and documents\Invitation to bid WARREN>

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

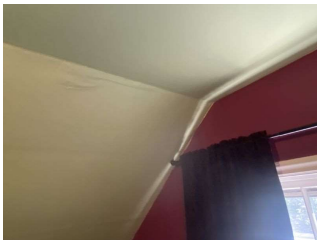
Property Details

Address:	2701 Beech Nut Rd Charlotte, NC 28208	Owner:	Sharon Howard
Structure Type:	Single Unit	Owner Phone:	Cell: (704) 307-8766
Square Feet:	2317	Program(s):	Targeted RP LeadSafe 2019 Healthy Homes LBP 2019
Year Built:	1946		
Property Value:	125400		
Tax Parcel:			
Census Tract:			
Property Zone:			

Prep & Paint Ceiling

ATTIC

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

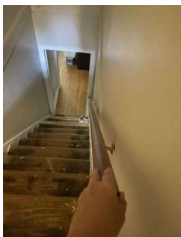


Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Re-Secure Handrail

ATTIC

Re-secure loose handrail in the attic stairwell.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Resilient Flooring

ATTIC

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.
***Price to include removing carpet and installing new flooring in the entire attic (common room and all bedrooms).

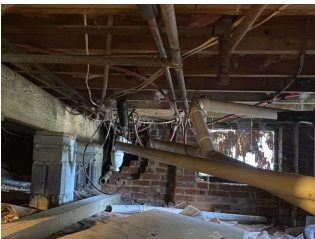


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Insulate Floor R-19

BASEMENT

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Vapor Barrier

BASEMENT

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Junk Removal

BASEMENT

Remove and dispose of any miscellaneous items currently stored in the basement.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Floor System Repair

BATHROOM - ATTIC

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Ceramic Tile Install

BATHROOM - ATTIC

Install ceramic tile and grout that matches existing style per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

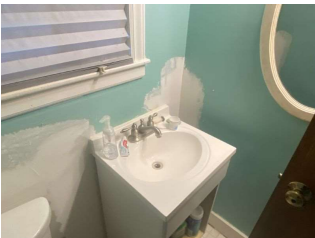


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Room Semi Gloss

BATHROOM - ATTIC

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Ceiling

BATHROOM - ATTIC

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Vanity/ Counter Top/ Sink

BATHROOM - ATTIC

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.

***New vanity is to be a larger size than existing.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Replace Tub/Shower Valve and Trim

BATHROOM - MAIN

Remove the existing tub and shower valve and trim and replace with new per the Plumbing Code and the Construction Standards.

Access to the valve will be through the back side of the tub wall. DO NOT REMOVE TUB SURROUND FINISH MATERIALS.

Scope includes the installation of a removable access panel on the back side of the wall to fit neatly and tightly to the wall surface, as well as repair of any tear out.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Lavatory Replacement

BATHROOM - MAIN

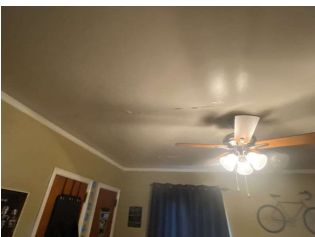
Install a vitreous china lavatory to match existing style, complete with single handled metal faucet with drain and pop-up , p-trap, supply lines, full port ball type shut-off valves & escutcheon plates. Contractor to use existing vanity. All materials and work shall comply with the Construction Standards and the Plumbing Code.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Ceiling

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Switch Plate

BEDROOM - ATTIC

Install a single pole switch with metal cover plate.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Crawl Space Access Door

EXTERIOR

Exterior

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Vinyl Window - Basement

EXTERIOR

Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

***Count is for (4) windows.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repoint Masonry Bricks - Front Steps

EXTERIOR

Exterior

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Repoint Masonry Bricks - Front Right Steps

EXTERIOR

Exterior

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing.



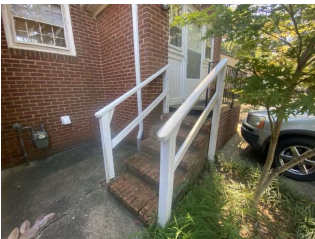
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Refinish Exterior Handrail - Front Right Steps

EXTERIOR

Exterior

Prep and re-paint existing handrails to match existing finish. Repair and replace any damaged or deteriorated wood as necessary.



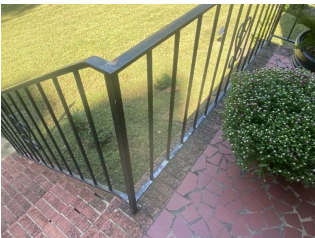
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Secure Wrought Iron Railing

EXTERIOR

Exterior

Remove existing railing, repair anchor points as necessary and reinstall securely to meet the railing requirements of the Building Code.



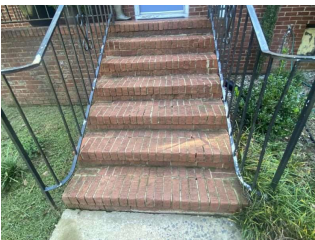
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repaint/Refinish Wrought Iron Railing

EXTERIOR

Exterior

Remove rust and deteriorated paint, prime and repaint wrought iron railings.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Prehung Metal Door - Screened-In Porch to Bedroom

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

***Casings, header, jambs, stops, threshold and lintel are on the lead scope.

Bid Cost: X =
Base Quantity Total Cost

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: X =
Base Quantity Total Cost

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: X =
Base Quantity Total Cost

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (5) detectors.

Bid Cost: X =
Base Quantity Total Cost

Work Specification

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

***Count is for (2) detectors, one on first floor and one in the attic.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

LED Screw Base Bulb Installation

GENERAL REQUIREMENTS

Replace all existing screw base (A-Type) lamps throughout the house with LED screw based omnidirectional (A-Type) lamps.

Contractor to field verify quantity needed.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Replace Sewer and Supply Lines

GENERAL REQUIREMENTS

Replace the existing sewer and supply lines from the City connection to inside the foundation of the house. Include all materials and work necessary to comply with Plumbing Code and the Construction standards.

***Work includes repairing any disturbed area in the yard (re-grade, straw and seed, and any sidewalk patching if necessary).

***Work also includes the installation of a supply cut-off for the house.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Kitchen Faucet

KITCHEN

Replace kitchen faucet with new single lever faucet that complies with the Construction Standards. Installation includes replacement of drain lines to the horizontal branch line and shall comply with Plumbing Code.

***Replacement faucet shall match style of existing.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Ceiling

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Seal Existing Kitchen Counter Top

KITCHEN

Remove all loose and deteriorated silicone/waterproofing materials back of the counter top area. Apply a smooth and clean line of new clear, waterproof 100% silicone caulk along back of counter top and backsplash ledge. Clean up all excess silicone.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Cabinet Repair

KITCHEN

Repair base cabinet under kitchen sink by installing plywood bottom. Finish with semi-gloss low-VOC paint or polyurethane finish.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Ceramic Tile Floor Repair

KITCHEN

Repair cracked/damaged ceramic tile kitchen floor. Work may include removing affected tiles and sanding/planing subfloor to level affected tile with surrounding tiles, and re-installing new tiles with matching grout or a sanded caulk for flexibility.

***Work will also include removing/re-installing existing cabinet and counter top.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Room Semi Gloss

LAUNDRY

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Switch Plate

LAUNDRY

Install a triple pole switch with metal cover plate.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

2701 Beech Nut Rd

Complete the following scope of work:

Item #	Feature	Method	Quantity	Each	COST
1	Side A through Side D - white wood walls and trim (dormers and Side B Screen Porch)	Scrape loose paint and re-paint	1		
2	Side A through Side D - white wood fascias, soffits, crown moldings, trim boards, attic air vents and frames and white metal lintels	Scrape loose paint and re-paint	1		
3	Side A through Side D - white wood window casings, headers, sills, sashes and wells and white metal lintels	Replace window sashes and wells and cover window casings, headers, sills and lintels with Tyvek and aluminum	21		
4	Side A through Side C (outside Room 2) - white wood ceiling support columns and 2" x 2" screen frame	Scrape loose paint and re-paint	1		
5	Window A1, Window A2 and Door A1 (to Room 7) - white metal lintel	Scrape loose paint and re-paint	3		
6	Door C1 (to Room 2) - white wood door jambs and stops	Replace	1		
7	Door C2 (to Room 8) - white wood door, casings, header, jambs, stops and threshold and white metal lintel	Replace door with prehung exterior door of similar style and cover any remaining components with Tyvek and aluminum	1		
8	Door B1 (to Room 7) - white wood door, casings, header, jambs, stops and threshold and white metal lintel	Replace door with prehung exterior door of similar style and cover any remaining components with Tyvek and aluminum	1		
9	Room 2 - Side A through Side D and Ceiling - white wood ceiling, crown moldings, ceiling support beams, trim boards, ceiling support columns and 2" x 2" screen frame	Scrape loose paint and re-paint	1		
10	Room 2 - Door C1 - white wood door jambs and stops	***See line item #6 - jambs and stops are to be replaced	0		
11	Room 2 - Door C2 - white wood door casings, header, jambs and stops, gray wood threshold and white metal lintel	***Door is to be replaced under the rehab scope	0		
12	Room 2 - Door D1 - white metal lintel	Scrape loose paint and re-paint	1		
13	Room 2 -Elevated levels of lead dust on floor	Complete specialized cleaning of floor	1		

TOTAL

- Contractors may submit an occupant protection plan on the form provided.
Contact Jim Roy if an additional form is needed
- Complete all interior work in a unit in a single day. Any newly installed materials shall be primed and painted.
- Allow for replacement of 50 board feet of rotted wood.
- Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
- Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

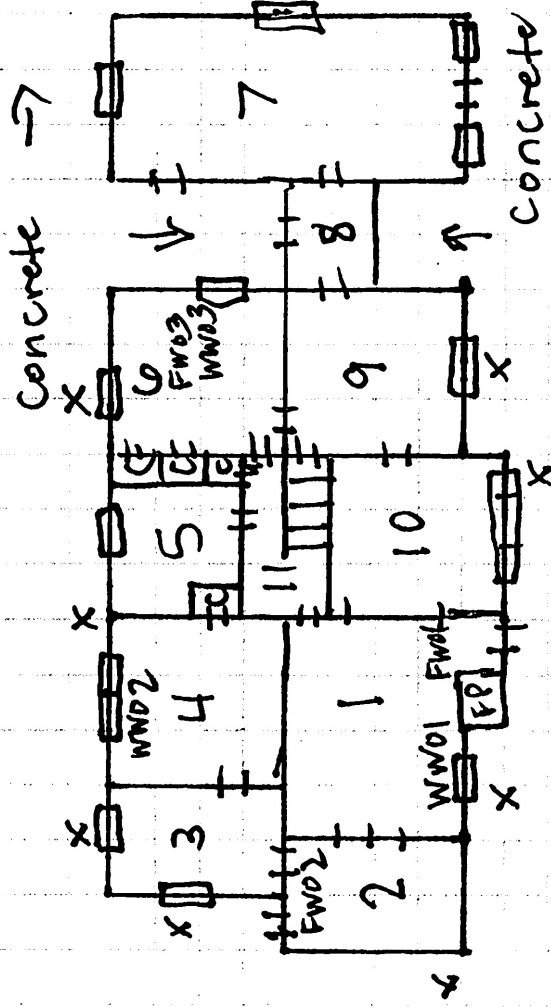
Address:

Phone:

SIDE B

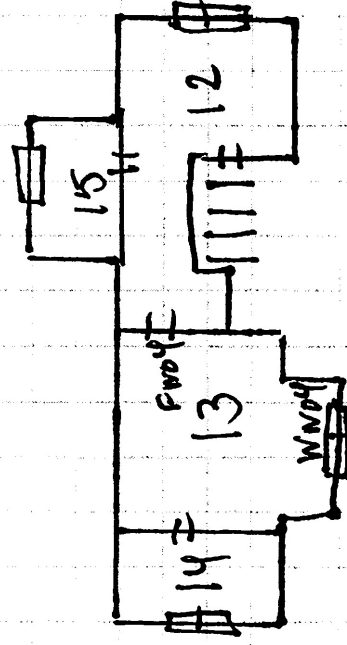
Main Level

SIDE C





SIDE D

Upper Level



Legend

-  = Window
-  = Door
- X = Soil Sample Location

SIDE A

NOT TO SCALE